

\$1,490,000 - 9717 Rocky Creek Boulevard, Austin

MLS® #5748311

\$1,490,000

4 Bedroom, 4.00 Bathroom, 4,266 sqft
Residential on 0.29 Acres

Rocky Creek Ranch Sec 3, Austin, TX

Entertainers house! 2-story home in the resort-style community of Rocky Creek. This highly sought-after Bancroft floor plan is perfection with 4 beds, 4 full baths, 2 living, 2 dining, office, game room, media room, and a double front porch. High-quality finishes span the home, including NEW designer lighting, upgraded cabinetry, and gorgeous wood-look tile flooring. In the center of the home, you will be graced by one of the home's statement features; an elegant curved staircase that connects the main floor to the upper level. Every bit of the large living space will please the eye, from the brick-wrapped gas fireplace to the vaulted ceiling with a modern light fixture to the wall of windows with custom shades and a pop of color. Style meets functionality in the gorgeous kitchen, where there is space for prepping and cooking while entertaining guests. Quartz countertops and subway tile backsplash are illuminated by under cabinet lighting. Prepare meals with upgraded KitchenAid SS apps, including a gas cooktop, range hood, and built-in ovens and microwave. The main floor primary suite is the perfect mix of luxurious and comfortable with its large wall of windows, plush carpet, and tray ceiling. Feel like you are at the spa in the stunning ensuite bath with separate vanities, a lavish soaking tub, and a separate walk-in shower. You will find 1 secondary bedroom on the main floor, giving overnight guests a quiet space to sleep. If you are not hanging out by the pool on your tanning ledge, you will be upstairs enjoying the



huge game room or watching your favorite movie in the media room. The large, covered back patio presents endless ease for entertaining with an outdoor kitchen that includes; a top-of-the-line BBQ with a grill, a kegerator, a beverage fridge, and ample countertop space. The swimming pool is refreshing on hot summer days, while a tranquil waterfall makes it a serene space to lounge year-round. Zoned highly sought-after LTISD!

Built in 2019

Essential Information

ListingFeed	abor_vow
MLS® #	5748311
List Price	\$1,490,000
Sale Price	\$1,564,500
Sale Date	May 23rd, 2022
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	4,266
Acres	0.29
Year Built	2019
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	9717 Rocky Creek Boulevard
Subdivision	Rocky Creek Ranch Sec 3
City	Austin
County	Travis
State	TX
Zip Code	78738

Amenities

Utilities	Electricity Available, Propane, Sewer Available, Water Available
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Features	Common Grounds/Area, Community Mailbox, Curbs, Pool, Sidewalks, Trails/Paths
Parking	Attached, Door-Multi, Garage Faces Front, Garage
# of Garages	3
View	None
Waterfront	None

Interior

Interior	Carpet, Tile
Appliances	Built-In Oven, Double Oven, Dishwasher, Electric Water Heater, Gas Cooktop, Disposal, Microwave, Stainless Steel Appliance(s)
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony, Gas Grill, Outdoor Grill, Private Yard, Rain Gutters
Lot Description	Interior Lot, Landscaped, Sprinklers Automatic, Trees Large Size, Xeriscape
Windows	Blinds, Screens
Roof	Composition
Construction	Stone, Stucco
Foundation	Slab

School Information

District	Lake Travis ISD
Elementary	Bee Cave
Middle	Bee Cave Middle School
High	Lake Travis